Stillington Road, York YO61 3GP

£142,500

Stephensons
estate agents & chartered surveyors







A fabulous 1 bedroom 2nd floor retirement apartment in McCarthy & Stone's luxuriously appointed Stillington Oaks which was built in 2016 specifically for "the discerning over 60's buyer seeking a new home to support active, secure and independent living without compromising on quality and style".

Tenure: Leasehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76Mbps* download speed
EPC Rating: B - 83
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







McCarthy & Stone's luxuriously appointed Stillington Oaks was purpose built in 2016, exclusively for the over 60's buyer seeking independent living without compromising on quality and style. The beautifully presented communal areas within Stillington Oaks include a lift and stairs to all floors, fabulous homeowners lounge, guest suite, delightful landscaped gardens, visitor parking and an option for an allocated apartment owner's parking space at an annual cost to be confirmed. Stillington Oaks also benefits from an onsite McCarthy & Stone House Manager and each apartment features a 24/7 Careline alarm service.

The superbly appointed communal areas within Stillington Oaks include lifts and stairs to all floors, a fabulous residents lounge plus a visitor's guest suite.

A private reception hall with entry phone intercom leads off into an impressive 19'2" (5.84m) long open plan living room with feature fireplace, Juliet balcony overlooking the delightful communal gardens and access into a beautifully appointed kitchen that enjoys elevated rooftop views and features a range of integrated appliances to include fridge, freezer, dishwasher, hob and an elevated oven and grill.

Also off the hallway is a stylish shower room with larger than average walk-in shower and a useful utility room that provides excellent storage and additional appliance space with plumbing provisions for a washing machine.

The spacious 17'6" (5.33m) long double bedroom features a generous walk-in wardrobe and further elevated rooftop and communal garden views.

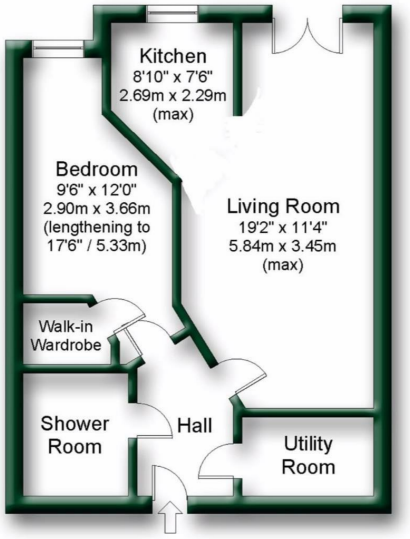
Externally Stillington Oaks offers beautifully landscaped communal gardens, visitor parking and an option for an allocated parking space, at a cost of £250 per annum

Length Of Lease: 999 years
Starting Year of Lease: 2016
Years Remaining on Lease: 990
Service Charge: £3,001.03 per annum (for financial year end 30/09/2026)
Ground Rent: £425 per annum
Management Company: McCarthy & Stone

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